

When recorded return to:
Amy Wood and Andrew Daly
3728 Washington St
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251969
Jun 25 2025
Amount Paid \$19975.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial Street
Mount Vernon, WA 98273

Chicago Title
620059125

Escrow No.: 245471429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Newman, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Amy Wood and Andrew Daly, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT 1 & TGW PTN LT 3, SKAGIT COUNTY SHORT PLAT NO. 97-0069, REC NO. 200002040101,
BEING A PTN OF THE E1/2 - SW1/4 OF SEC 22-36N-3E, W.M.

Tax Account No.: P48072 / 360322-3-007-0014 and P48073 / 360322-3-007-0105

Tax Parcel Number(s): P48072, P48073

STATUTORY WARRANTY DEED

(continued)

Dated: 6/11/25Paul T. Newman

Paul T. Newman

State of WASHINGTONCounty of WAATCOMThis record was acknowledged before me on 6/11/25 by Paul T. Newman.

(Signature of notary public)

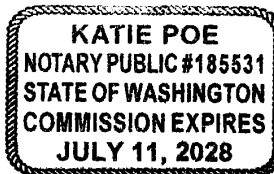
Notary Public in and for the State of WASHINGTONMy appointment expires: 7-11-2028

EXHIBIT "A"

Legal Description

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 97-0069, APPROVED FEBRUARY 1, 2000, AND RECORDED FEBRUARY 4, 2000, UNDER AUDITOR'S FILE NO. 200002040101, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT NO. 97-0069, APPROVED FEBRUARY 1, 2000, AND RECORDED FEBRUARY 4, 2000, UNDER AUDITOR'S FILE NO. 200002040101, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 1 OF SAID SKAGIT COUNTY SHORT PLAT NO. 97-0069;
THENCE NORTH 52°34'10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 224.95 FEET TO THE WESTERLY CORNER OF SAID LOT 1;
THENCE SOUTH 10°39'25" EAST A DISTANCE OF 200.29 FEET;
THENCE SOUTH 64°19'30" EAST A DISTANCE OF 63.10 FEET;
THENCE NORTH 44°05'40" EAST A DISTANCE OF 121.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SKAGIT COUNTY SHORT PLAT NO. 97-0069, APPROVED FEBRUARY 1, 2000, AND RECORDED FEBRUARY 4, 2000, UNDER AUDITOR'S FILE NO. 200002040101, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Special Exceptions

SPECIAL EXCEPTIONS:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Pacific Telephone and Telegraph Company
Purpose:	Telephone lines together with necessary appurtenances
Recording Date:	October 4, 1912
Recording No.:	93119
Affects:	Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	The United States of America
Purpose:	Ingress and egress
Recording Date:	July 10, 1998
Recording No.:	9807100056
Affects:	The South 60 feet of the Southwest Quarter of said Section 22, lying East of the Burlington Northern Railroad right-of-way and together with the South 60.00 feet of the West 925.74 feet of the Southeast Quarter of said Section 22
3. Variance No. 05-99-0269 and the terms and conditions thereof ;

Recorded:	July 7, 1999
Auditor's No.:	9907070071
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Skagit County
Purpose:	Ingress and egress
Recording Date:	July 13, 1999
Recording No.:	9907130002
Affects:	The South 60 feet of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 97-0069:

Recording No: 200002040101

EXHIBIT "B"
Special Exceptions

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County
Purpose: Conservation purposes
Recording Date: February 4, 2000
Recording No.: 200002040102
Affects: Portion of Lot 3 of said short plat in the East Half of the Southwest Quarter of Sec. 22, T36N, R3EWM

7. Protected Critical Area Easement and the terms and conditions thereof:

Recorded: February 4, 2000
Auditor's No.: 200002040104

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Bert Hasselberg
Purpose: Ingress and egress
Recording Date: December 27, 2000
Recording No.: 200012270032
Affects: A 60 foot strip along the Northerly boundary of said premises

9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recorded: June 15, 2001
Auditor's No.: 200106150077
Executed By: Delois Fox and Scott McMurchie, husband and wife

Note: The following restriction is required by Skagit County Planning Department:

Residential development rights and certain non-agricultural uses of the parcel defined in the boundary line adjustment have been exhausted through granting of a conservation easement recorded under Skagit County Auditor's File No. 200002040102.

10. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: September 24, 2003
Recording No.: 200309240103

11. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recording Date: October 29, 2003
Recording No.: 200310290117

EXHIBIT "B"
Special Exceptions

12. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: October 29, 2003
Recording No.: 200310290118

13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.